

REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF MIDDLETOWN

October 13, 2015

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William Street, Middletown, Connecticut on Tuesday October 13, 2015.

Chairman Noglow called the meeting to order at 5:06 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; John Rumberger, Facilities Manager; John Boccalatte, Esq.

ABSENT: Izzy Greenberg, Commissioner, (excused absence); Senovia Stone, Commissioner

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to approve the minutes of the September 14, 2015 meeting.

APPROVAL OF BILLS: On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 9/30/15 A/R which shows decreases of \$773.16 for Conn 9-2, \$3029.85 for Conn 9-3, \$427.24 for Conn 9-4. Net increases of \$43.82 for Conn 9-5, \$5868.9 for MR and \$161.39 for E101 were also noted.

LEGAL ACTION: Attorney Boccalatte stated that the 9/30/15 report shows 1 summary process action and \$399.19 was collected on vacated accounts.

FINANCIAL: Mr. Guzzi reported that the audit is currently being written and should be available shortly, and doesn't anticipate any findings.

SECTION 8: 852 Section 8 units were under lease as of 9/1/15. Mr. Vasiliou reported briefings will be held in October and November at which time approximately 50 vouchers each will be released to applicants on the waiting list.

PERSONNEL: None

MAINTENANCE: 187 work orders were completed in September.

MODERNIZATION: TS: Roof contract waiting to be signed with WPI Construction; boiler room project is awaiting material delivery for work to begin. Residents have been notified of work to be done; sidewalk work to begin in the next few weeks. MR: Bids for snow removal due October 16, 2016.

OLD BUSINESS: Mr. Vasiliou reported that there will be a test phase of 4 units to be completed on Daddario Rd. with Allen Construction, while implementing strict provisions, and before moving forward with this contractor.

NEW BUSINESS: Mr. Vasiliou reported that there is an effort to rebuild 19 units (1 and 2

Bedrooms) at the old Middletown Manufacturing Company site. MHA will voice no exceptions to this project.

There being no further business to come before the Commission, on motion by Commissioner Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to adjourn the monthly meeting at 5:59 p.m.

William Vasiliou
Secretary